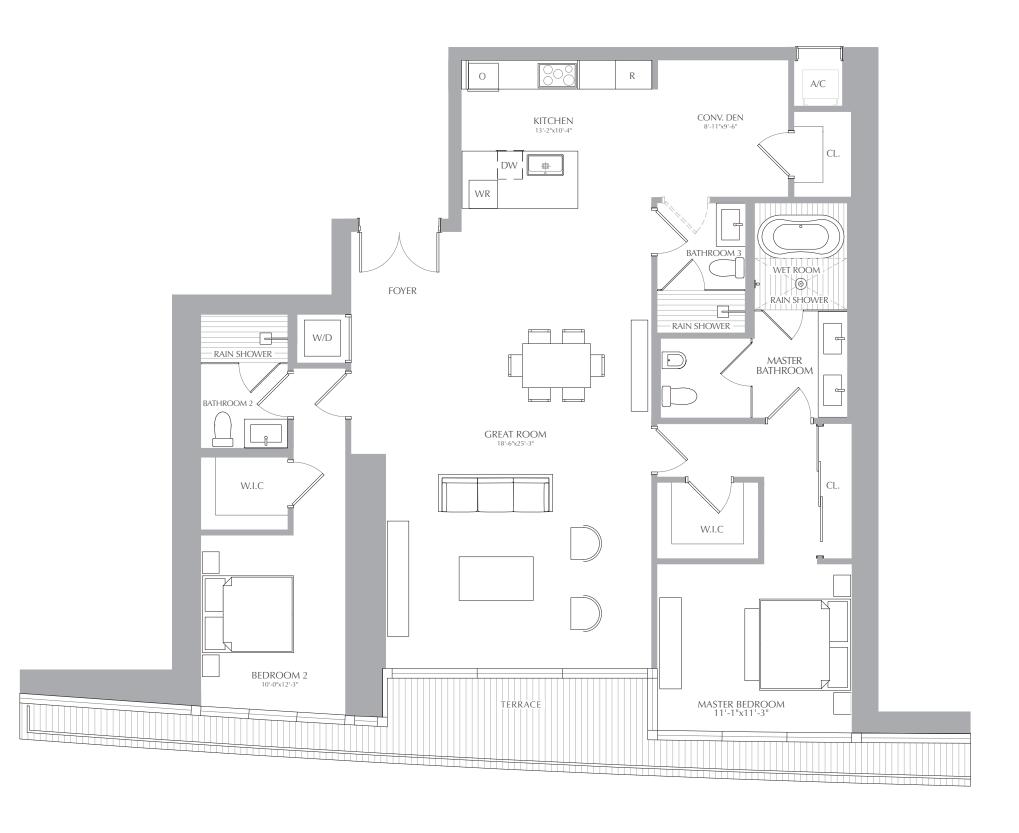
2 BEDROOMS 3 BATHROOMS CONV. DEN

| INTERIOR: | 1,808 SQ. FT. | 168 SQ. M. |
|-----------|---------------|------------|
| EXTERIOR: | 134 SQ. FT. | 12 SQ. M. |
| TOTAL: | 1,942 SQ. FT. | 180 SQ. M. |



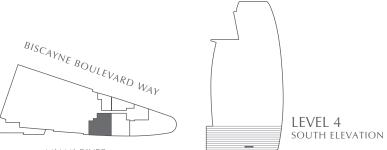
STATED SQUARE FOOTAGES AND DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS 4,369 SQ. FT. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULLIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT MEES AND INFORM THE PROVIDED BY MULLIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT MEES AND OTHER BY AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE SOFFITS. HE WILL VARY WITH ACTUAL CONSTRUCTIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE SOFFITS. HE WILL VARY WI



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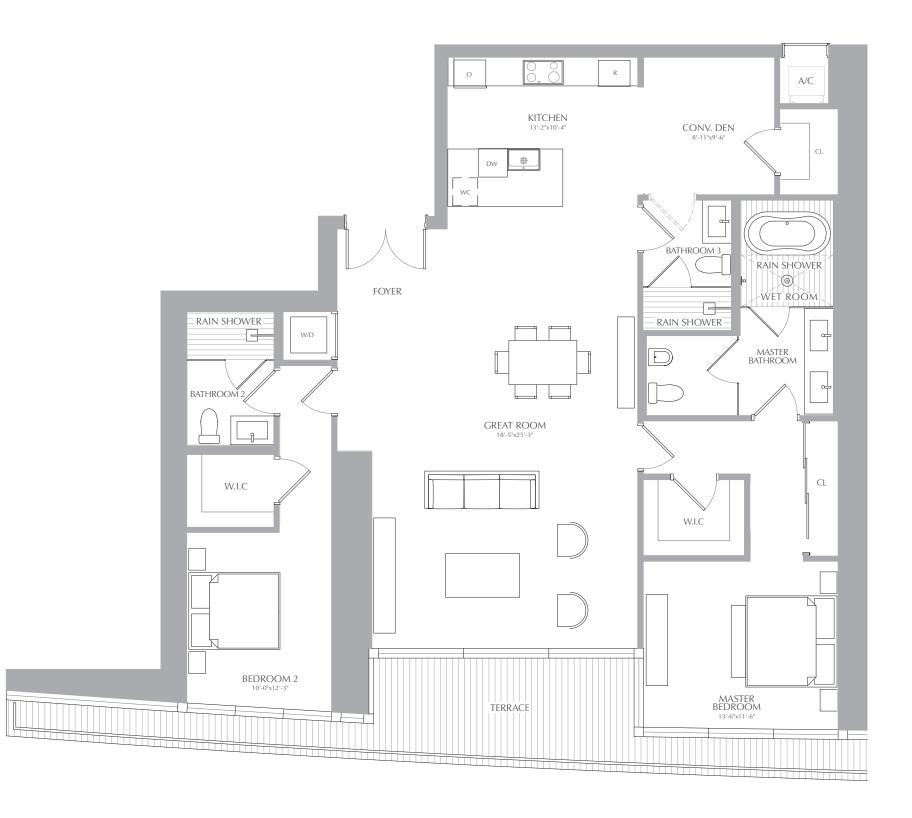
300 BISCAYNE BOULEVARD WAY MIAMI





2 BEDROOMS 3 BATHROOMS CONV. DEN

| INTERIOR: | 1,820 SQ. FT. | 169 SQ. M. |
|-----------|---------------|------------|
| EXTERIOR: | 134 SQ. FT. | 12 SQ. M. |
| TOTAL: | 1,954 SQ. FT. | 182 SQ. M. |



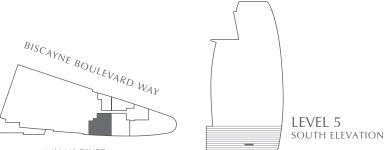
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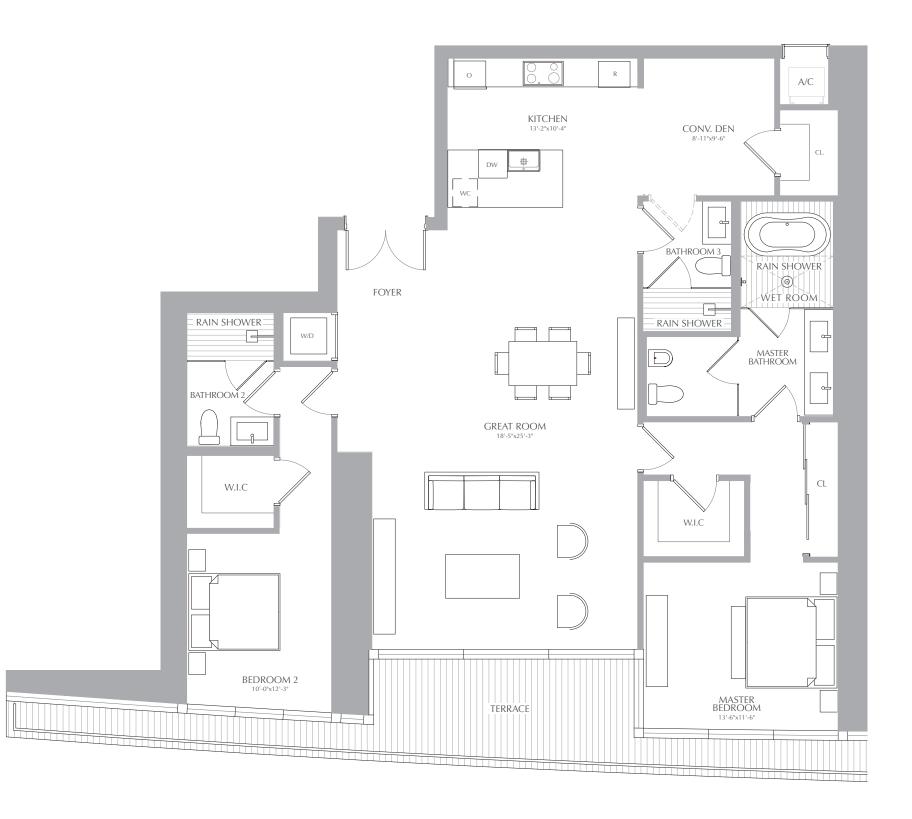
300 BISCAYNE BOULEVARD WAY MIAMI





2 BEDROOMS 3 BATHROOMS CONV. DEN

| INTERIOR: | 1,820 SQ. FT. | 169 SQ. M. |
|-----------|---------------|------------|
| EXTERIOR: | 134 SQ. FT. | 12 SQ. M. |
| TOTAL: | 1,954 SQ. FT. | 182 SQ. M. |



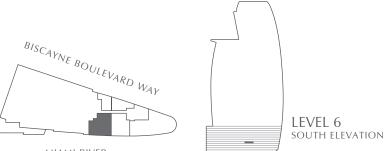
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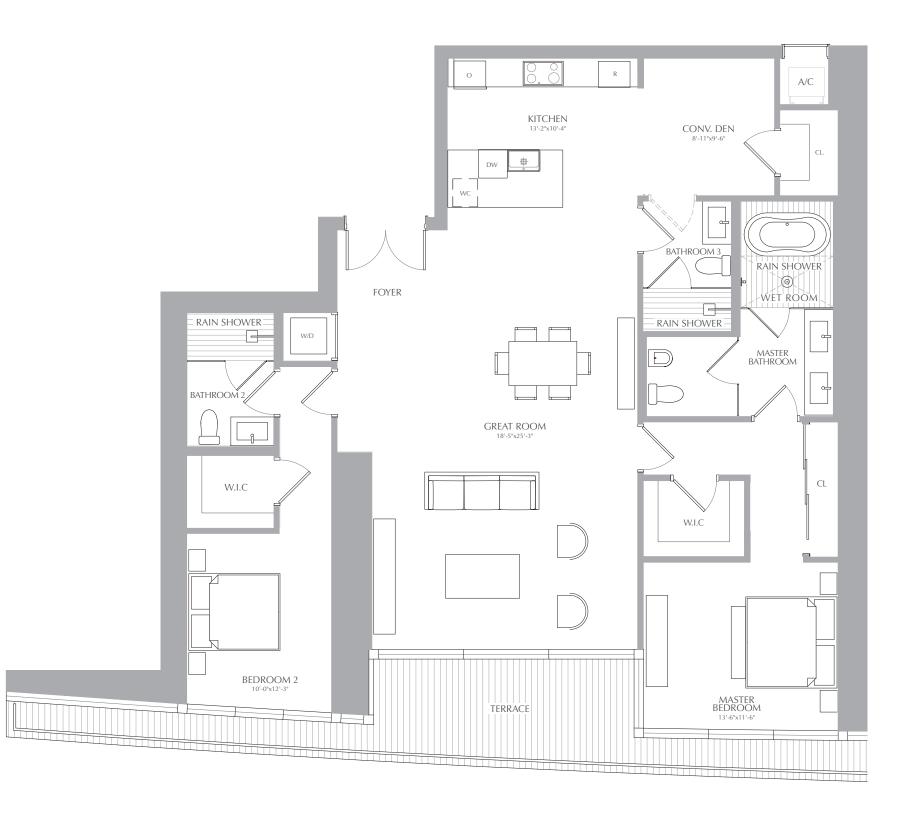
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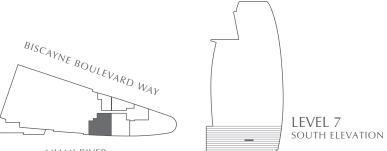
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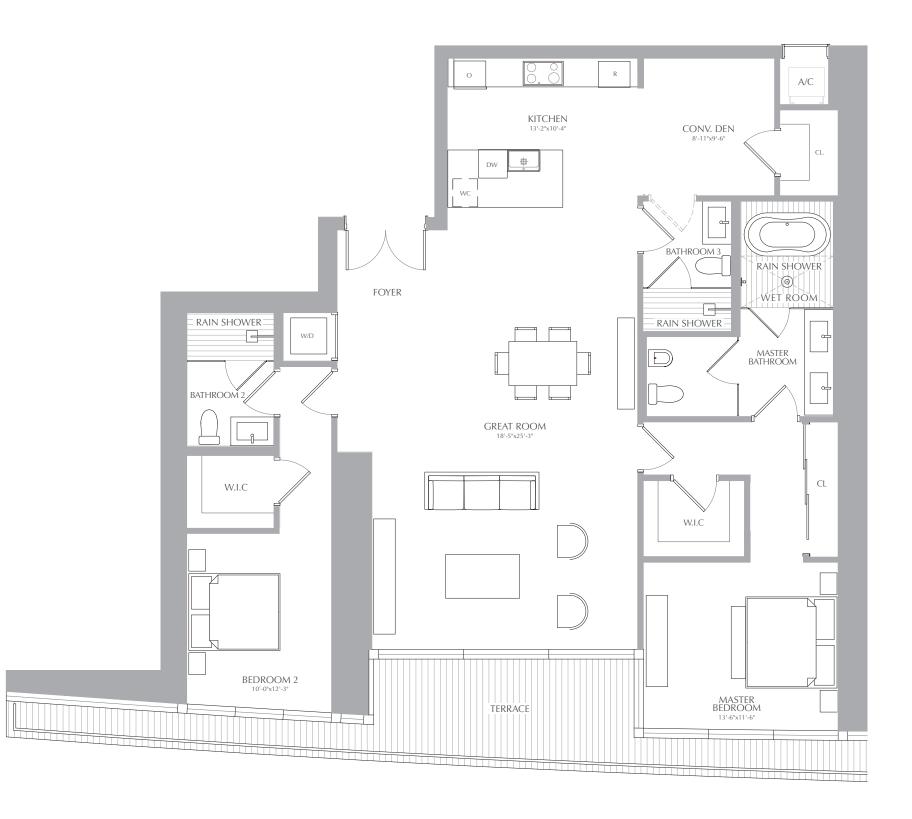
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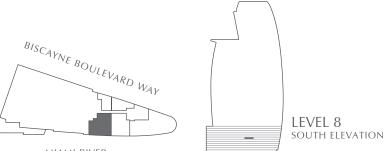
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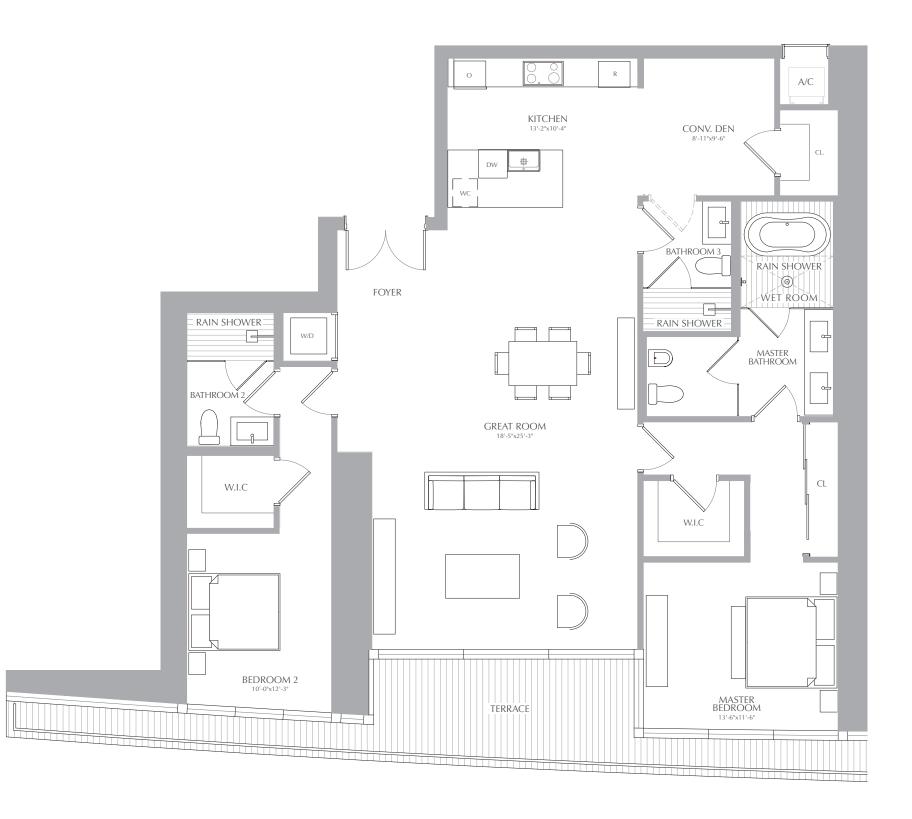
300 BISCAYNE BOULEVARD WAY MIAMI





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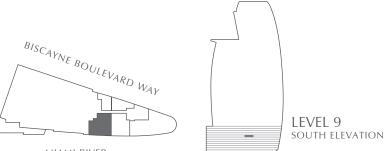
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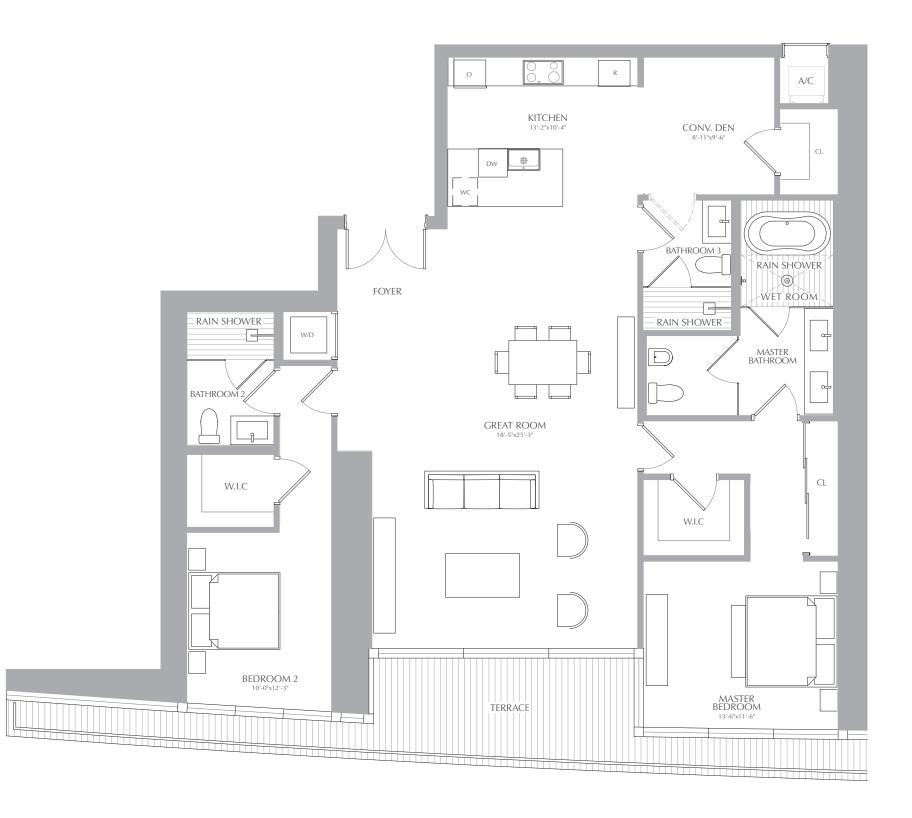
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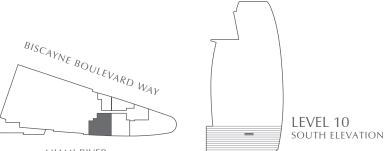
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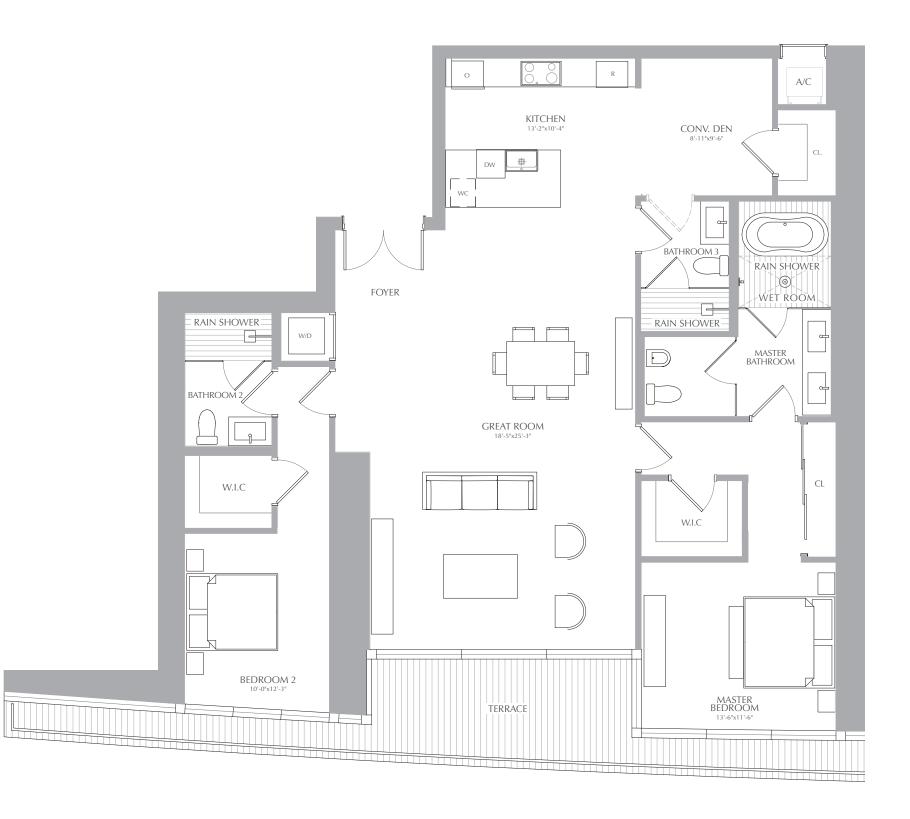
300 BISCAYNE BOULEVARD WAY MIAMI





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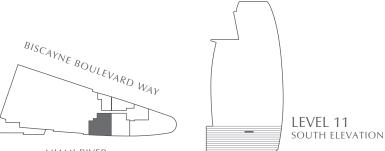
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ASTON MARTIN

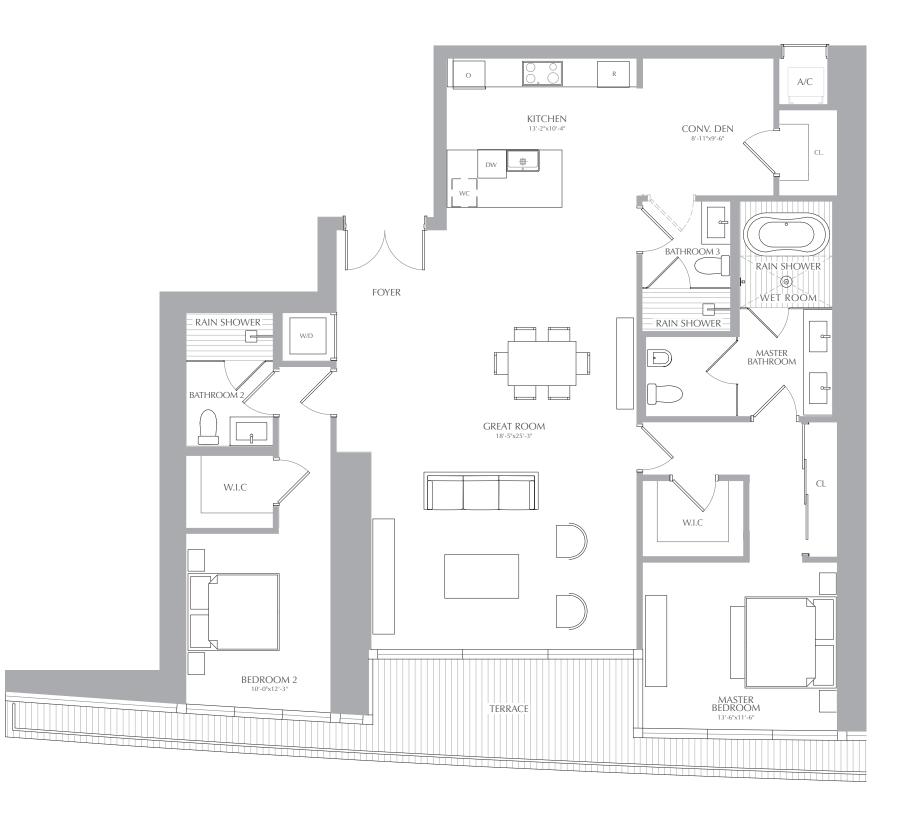
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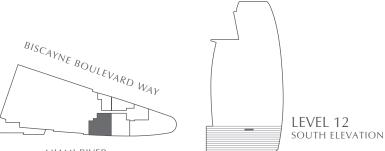
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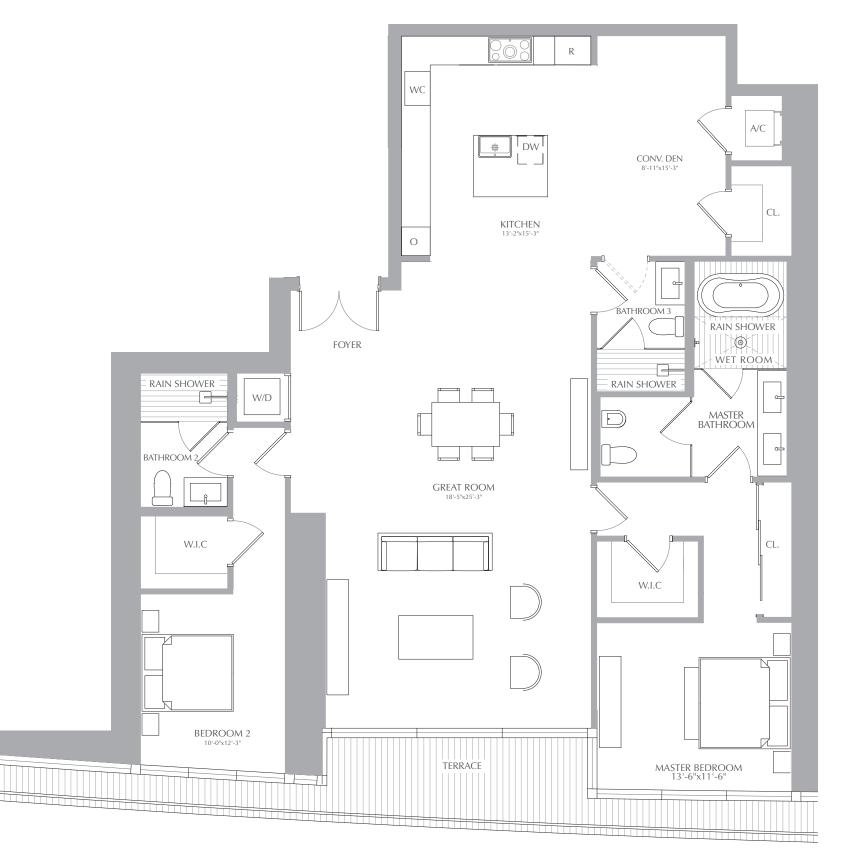
300 BISCAYNE BOULEVARD WAY MIAMI





2 BEDROOMS 3 BATHROOMS CONV. DEN

| INTERIOR: | 1,964 SQ. FT. | 182 SQ. M. |
|-----------|---------------|------------|
| EXTERIOR: | 134 SQ. FT. | 12 SQ. M. |
| TOTAL: | 2,098 SQ. FT. | 195 SQ. M. |



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